

**MINUTES OF THE 2017 ANNUAL MEETING
PLUM CREEK NORTH MASTER HOMEOWNERS ASSOCIATION
October 23, 2017 at 6:44 PM**

The 2017 Annual Meeting for the Plum Creek North Master Homeowners Association was held on the evening of October 23, 2017, beginning at 6:40 PM, at the Philip Miller Library, 100 S. Wilcox Street, Castle Rock, CO. 80104. All homeowners had been notified of the time, date, and place of the Annual Meeting by mail at least 14 days in advance, (notices were mailed to all homeowners on record on September 27, 2017). Meeting notice, agenda and proxy were included in the mailing. Emails and a physical posting on the property and website posting was completed regarding the notice of meeting.

REGISTRATION/CALL TO ORDER/CONFIRMATION OF A QUORUM

Homeowners attending the meeting were asked to sign-in. The meeting was called to order at 6:44 PM by Vice President; Monte Tucker. Absent: Dave Littler and Frank Gappa. Representing management: Kim Maguire of Premier Property Management, LLC.

Kim confirmed for the Board that a quorum of voting members to include proxies were present, (20% total Members) There were 29 homeowners present, in person, at this meeting. (214 total in person and by proxy).

APPROVAL OF THE MINUTES OF THE OCTOBER 24, 2016 ANNUAL MEETING

Mr. Brom motioned to approve the Minutes of last year's Annual Meeting dated October 24, 2016. Motion was seconded and passed unanimously.

REPORTS

Lokal at Plum Creek is almost sold out.
No further information on the Golf Course that is currently owned by Bear Dance.

ELECTION OF ONE DIRECTOR

It was noted that Monte Tucker's term has expired. Mr. Tucker has opted to run again for another two-year term. A call for more nominations from the floor was ensued. No nominations from the floor. Nominations closed. Mr. Ryan motioned to vote by acclamation since only one person was running and only one Board position was open. Motion was seconded and passed unanimously.

UNFINISHED BUSINESS

There was no unfinished business to discuss.

NEW BUSINESS

Ms. Maguire covered required Annual training to the membership that included the outline of the Plum Creek North Master and the responsibilities along with the names of the Sub HOA's that belong to the Master Association. The ARC process was discussed for all Sub HOA's and how to submit the documentation. Ms. Maguire will contact the Town regarding fill dirt being placed on lots across from Highlands HOA. Ms. Maguire will contact the Town regarding the installation of a stop light on the corner of Emerald Drive and Plum Creek Parkway. The Board will consider distribution of surplus of funds for Sub HOA improvements such as additional trees/shrubs.

ADJOURNMENT

A motion to adjourn the meeting at 7:08 P.M. was made by Ms. Keyes and seconded. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, CMCA[®], Community Association Manager, Plum Creek North Master Homeowners Association, Inc.

Attachments: Incorporated herein by reference – 1) PCNMA Annual Meeting Agenda, 2) 2016 PCNMA – Minutes October 24, 2016, 3) Current financial statements.